



State of Illinois  
**PROPERTY TAX APPEAL BOARD**

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**Minutes of the  
Property Tax Appeal Board Meeting  
Held on November 14, 2017  
Springfield, Illinois**

- 1. Roll Call:** Chairman Mauro Glorioso; Jim Bilotta; Dana D. Kinion; and Robert J. Steffen. Kevin Freeman was not present.

**Staff:** Louis G. Apostol, JD, CAE, Executive Director & General Counsel;  
Steve Waggoner, JD, Chief Administrative Law Judge;  
Dianne Lerman, Recording Secretary.

Mr. Glorioso convened the Meeting at 10:00 a.m.

- 2. Approval of Board Minutes from the October 10, 2017 Meeting.**

Mrs. Kinion moved to approve the Board Minutes of October 10, 2017 as presented. Mr. Steffen seconded the Motion and it carried 4-0.

- 3. Adoption or Amendments to the Agenda**

Mr. Steffen moved to accept the Agenda as presented. Mrs. Kinion seconded the Motion and it carried 4-0.

- 4. Executive Director's Report**

Mr. Apostol reviewed PTAB's FY18 current operations and the October 31<sup>st</sup> Financial Statement. He reported PTAB expended only 30% of its approved budget through the first four months of the fiscal year. He once again reminded the Board that GOMB directed all

**BOARD MEMBERS**

**Kevin L. Freeman**  
*Chicago*

**Jim Bilotta (Acting)**  
*Lockport*

**Robert J. Steffen**  
*South Barrington*

**Dana D. Kinion**  
*Springfield*

agencies to hold back 10% of the approved budget. He further noted this will reduce PTAB's overall budget by over \$560,000 and will significantly delay filling open positions. He further stated, negotiations with Labor Relations / AFSCME are still ongoing at this time.

Mr. Apostol presented an update on all staffing issues. He reported the recruitment of Becky Hesse's replacement, is still a work in progress and may not happen until March 2018. He reported Becky, who retired last December, has agreed to remain as a contract worker and will act as a 75-Day staff after January 1, 2018. He further reported (6) 75-Day staff will be working at both the Springfield and Des Plaines offices in an effort to reduce the backlog of cases currently pending before PTAB. He again expressed concern regarding the budget holdback and PTAB's ability to address the workload due to the significant increase in the volume of new appeals filed for tax year 2016.

Mr. Apostol reported on his attendance at the Agency Director's Meeting scheduled in both Springfield and Chicago on October 6<sup>th</sup>.

Mr. Apostol reported on his attendance at the DoIT Meeting at the JRTC in Chicago on October 12<sup>th</sup>.

Mr. Apostol reported on his participation at the Joint Committee on Administrative Rules Committee (JCAR) Meeting at the Bilandic Building in Chicago on October 17<sup>th</sup>.

Mr. Apostol reported on his attendance at the Governor's Cabinet Meeting at the JRTC in Chicago on October 23<sup>rd</sup>.

Mr. Apostol reported on his attendance at the QBR CIO Director's Meeting via conference call on October 26<sup>th</sup>.

Mr. Apostol reported on his, and selected PTAB staff's, participation in the PTAB / CCBOR / CCSA conference call on November 8<sup>th</sup>.

Mr. Apostol reported he, Mr. Glorioso and Mr. Steffen attended the CBA 2017 Annual Tax Judges Luncheon at the Standard Club in Chicago on November 13<sup>th</sup>.

Mr. Apostol reported PTAB continues to be current with all Governor's Office of Citizen Action inquiries and FOIA requests at this time.

Mr. Apostol reminded the Board the next meeting is scheduled for Tuesday, December 12<sup>th</sup> in Des Plaines and the Staff Appreciation Luncheon immediately following the meeting.

Mr. Bilotta moved to accept the Executive Director's Report. Mrs. Kinion seconded the Motion and it carried 4-0.

## **5. Discussion of Motions**

- a. Presence Healthcare: #15-02221-C-3 (Champaign)  
Presence Healthcare: #15-02222-C-3 (Champaign)

Mrs. Kinion moved to request documents for exemption in each of the appeals. Mr. Glorioso seconded the Motion and it carried 4-0.

- b. Michael McDonnell: #16-02211-R-1 (Lake)

Mr. Bilotta moved to grant a final 30-day extension. Mr. Steffen seconded the Motion and it carried 4-0.

- c. Exeter 5800 Industrial, LLC: #16-00299-I-3 (Will)

Mr. Steffen moved to grant a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- d. Exeter Property Group: #16-00530-I-1 (Kane)  
Exeter Property Group: #16-00531-I-1 (Kane)  
Exeter Property Group: #16-00532-I-1 (Kane)

Mr. Steffen moved to grant a final 60-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- e. Pinckneyville Shopping Center, LLC: #15-06613-C-2 (Perry)

Mrs. Kinion moved to grant a final extension until 2-1-18 to the Perry County Board of Review. Mr. Bilotta seconded the Motion and it carried 4-0.

- f. Akom Pharmaceuticals: #16-00231-I-3 (Macon)

Mrs. Kinion moved to grant a final 90-day extension to the Macon County Board of Review. Mr. Bilotta seconded the Motion and it carried 4-0.

- g. 1102 E. Colorado, LLC: #16-00065-C-2 (Champaign)  
Campus Properties Mgmt of Champaign: #16-00066-C-1 (Champaign)  
Campus Properties Mgmt of Champaign: #16-00067-C-1 (Champaign)  
Erwin Goldfarb: #16-00068-C-1 (Champaign)

Campus Properties Mgmt of Champaign: #16-00069-C-1 (Champaign)  
Erwin Goldfarb: #16-00070-C-1 (Champaign)  
Campus Properties Mgmt of Champaign: #16-00071-C-1 (Champaign)  
Urbana Commons, LLC: #16-00072-C-1 (Champaign)  
106 S. Gregory/503 E. Stoughton, LLC: #16-00073-C-1 (Champaign)  
Elm Street West Apartments, LLC: #16-00074-C-1 (Champaign)  
Erwin Goldfarb: #16-00075-C-1 (Champaign)  
Campus Properties Mgmt of Champaign: #16-00076-C-1 (Champaign)  
52 E. Armory, LLC: #16-00077-C-1 (Champaign)  
Urbana Commons, LLC: #16-00078-C-1 (Champaign)  
Erwin Goldfarb: #16-00079-C-1 (Champaign)  
Erwin Goldfarb: #16-00080-C-1 (Champaign)  
Erwin Goldfarb: #16-00081-C-1 (Champaign)  
1010 W. Stoughton, LLC: #16-00082-1 (Champaign)  
Elm Street West Apartments, LLC: #16-00083-C-1 (Champaign)  
Campus Properties Mgmt of Champaign: #16-00085-C-1 (Champaign)  
Elm Street West Apartments, LLC: #16-00090-C-1 (Champaign)  
Campus Properties Mgmt of Champaign: #16-00091-C-2 (Champaign)  
Campus Properties Mgmt of Champaign: #16-00092-C-1 (Champaign)  
Urbana Commons, LLC: #16-00093-C-1 (Champaign)  
1806 Cottage Grove, LLC: #16-00094-C-1 (Champaign)

Mr. Bilotta moved to grant a 30-day extension to the Champaign County Board of Review in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- h. DSI Manteno Owner, LLC: #16-00248-C-3 (Kankakee)  
Barbara & Salvador Contreras: #16-00313-R-1 (Kankakee)  
Steve & Cole Briggs: #16-00314-R-1 (Kankakee)  
HB Equities: #16-00315-R-1 (Kankakee)  
Bruce Konzelman: #16-00327-F-1 (Kankakee)

Mr. Bilotta moved to grant the Kankakee County Board of Review a final 60-day extension for the Class 3 appeal and a final 30-day extension for the Class 1 appeals. Mr. Steffen seconded the Motion and it carried 4-0.

- i. Imperial Realty Company: #15-32643-C-3 (Cook – Proviso)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor, Village of Maywood. Mr. Glorioso seconded the Motion and it carried 4-0.

- j. 2401 S. Michigan Bldg. Corp.: #15-37643-C-3 (Cook – S. Chicago)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor, Chicago Board of Education. Mr. Glorioso seconded the Motion and it carried 4-0.

- k. Gladstone Group I, Inc.: #11-34741-C-2 (Cook – Elk Grove)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor C.C.S.D #59 and T.H.S.D. #214. Mr. Glorioso seconded the Motion and it carried 4-0.

- l. Kingston Hotel Group LLC: #15-06692-C-2 (St. Clair)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor, O'Fallon C.C.S.D. #90, O'Fallon T.H.S.D. #203, and Southwestern IL College. Mr. Glorioso seconded the Motion and it carried 4-0.

- m. Michael Hart: #15-05126-F-1 (McHenry)

Mr. Bilotta moved to deny the request to reinstate. Mrs. Kinion seconded the Motion and it carried 4-0.

- n. Municipal Trust & Svgs Bank Tr#1616: #16-00173-R-1 (Kankakee)  
The Villages of Indian Meadows, Inc.: #16-00174-R-1 (Kankakee)

Mrs. Kinion moved to reinstate each of the appeals and notify the Kankakee Board of Review. Mr. Glorioso seconded the Motion and it carried 4-0.

- o. Balitaan Real Estate Holdings, LLC: #2016 Commercial Appeal (Cook – Maine)

Mrs. Kinion moved to deny the appeal. Mr. Bilotta seconded the Motion and it carried 3-1

- p. Thomas & Geraldine Strasser: #12-27952-R-1 (Cook – Worth)

Mr. Steffen moved to vacate the PTAB decision and grant the request to withdraw the appeal. Mr. Glorioso seconded the Motion and it carried 4-0.

- q. 7700 Madison, LLC: #07-25645-C-1 (Cook – Proviso)

Mr. Steffen moved to grant the Appellant's Motion and issue an Order for Revival of Final Administrative Order. Mr. Bilotta seconded the Motion and it carried 4-0.

## **6. Attachments**

### **Decisions A – G and Z**

As to Attachment A, Mr. Steffen moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Bilotta recusing on docket number 12-05438-R-2.

As to Attachment B, Mr. Glorioso moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 4-0.

As to Attachment C, Mr. Bilotta moved to approve the attachment. Mrs. Kinion seconded the Motion and it carried 3-0 with Mr. Glorioso recusing.

As to Attachment D, Mr. Steffen moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0.

As to Attachment E, Mrs. Kinion moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 3-0 with Mr. Bilotta recusing.

As to Attachment F, Mr. Glorioso moved to approve the attachment. Mr. Bilotta seconded the Motion and it carried 3-0 with Mr. Steffen recusing.

As to Attachment G, Mr. Glorioso moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 3-0 with Mrs. Kinion recusing.

As to Attachment Z, Mr. Steffen moved to approve the attachment. Mr. Bilotta seconded the Motion and it carried 4-0.

### **Workload Report**

Mr. Apostol presented and reviewed the FY18 October 31<sup>st</sup> Workload Report. He again stated this report reflects open appeals at the beginning of the year, new appeals added during the year, appeals closed during the year and appeals pending at the end of the year. He reported staff produced a total of 11,221 closed decisions through the first four months and is on track to close approximately 34,000 by June 30<sup>th</sup>. He again stated he expects the number of new appeal filings to increase by 10% in FY18 and expressed concern PTAB will not have sufficient staff to handle the substantial workload increase.

Mr. Apostol briefly reviewed graphs prepared by IT that reflect, Weekly ASI Visits, Decisions Viewed Weekly, Weekly PTAB Website Visits, Board Portfolios Viewed Weekly, Letters Viewed Weekly, Board Decisions by Month and Xerox Pages printed

Monthly. He again noted taxpayers and practitioners are utilizing the website more to track the progress of appeals and to download information. He again stated this process continues to save significant staff time and reduced expenses.

## **7. Other Business**

PTAB IT / CCBOR IT Issues:

After a lengthy review by PTAB IT Director David Suarez and Mr. Apostol, and further discussion, the PTAB Members, in response to the CCBOR letter dated 11/13/2017, accepted the Executive Director's recommendation as follows:

1. That the Current Deadline for appeals in your Motion / letter, dated 12/6/2017, 12/20/2017 and 12/27/2017 be granted an extension of 90 days only.
2. That both PTAB IT and CCBOR IT continue to work together to resolve all outstanding IT issues related to scanning and other system issues.
3. That both PTAB IT and CCBOR IT staff work together and meet via conference phone on a weekly basis, when possible, to resolve all related IT issues.
4. That the CCBOR identify its IT staff and send contact information directly to David Suarez and Mr. Apostol ASAP.
5. That, once identified, the CCBOR IT staff should work directly with David Suarez to complete the interface process.

It was anticipated both PTAB and the CCBOR should resolve its outstanding IT issues within the 90-day extension period, or sooner, and move forward.

Mr. Steffen moved to accept the recommended actions. Mr. Bilotta seconded the Motion and it carried 4-0.

## **8. Adjournment**

Mr. Steffen moved to adjourn the meeting at 12:00 noon. Mrs. Kinion seconded the Motion and it carried 4-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE  
Executive Director & General Counsel

LGA/dl